

A black and white photograph of the Lexington Town Offices building, featuring a pediment with the words "TOWN OFFICES" and a crest. The image is overlaid with a semi-transparent brown rectangle containing white text.

LEXINGTON MUNICIPAL FACILITIES MASTER PLANNING

Scottish Rite Assessment

December 17, 2012

Task

“[A]ssess whether the 33 Marrett Road property, owned by the Scottish Rite and available for purchase, can meet any of the Town’s facility needs”

Property assessment included:

- Configuration of site and buildings
- Building conditions
- Site opportunities and restrictions
- Potential use options
- Zoning constraints

Property Under Consideration

- 10.3 acres
- Largest of 3 lots
- Assessed value of \$5,594,000



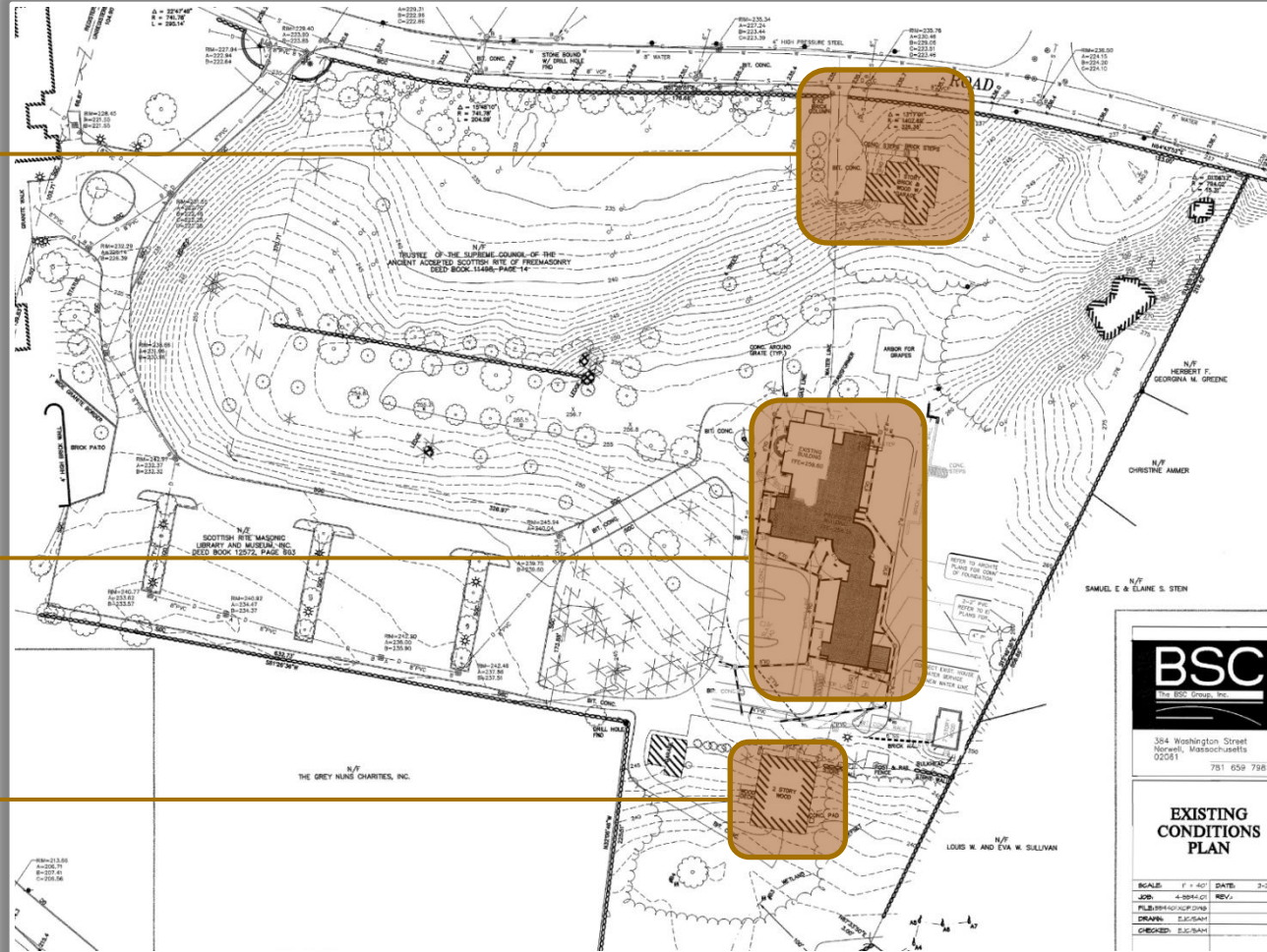
Strong Visual Cues



Museum
Main Entrance
Sloped Lawn Vista
Tree Allee and
Stone Wall



Buildings Under Consideration



Uses Considered

Community/Senior Center Options:

- Multi-age facility
- With and without potential rental income
- With and without a gymnasium

Police Station:

- Replacement and expansion to 29,000+SF

Fire Station:

- Replacement for E. Lexington Station [5,280SF] and transfer of Main Street administrative space [4,256SF] to larger, 3-bay station

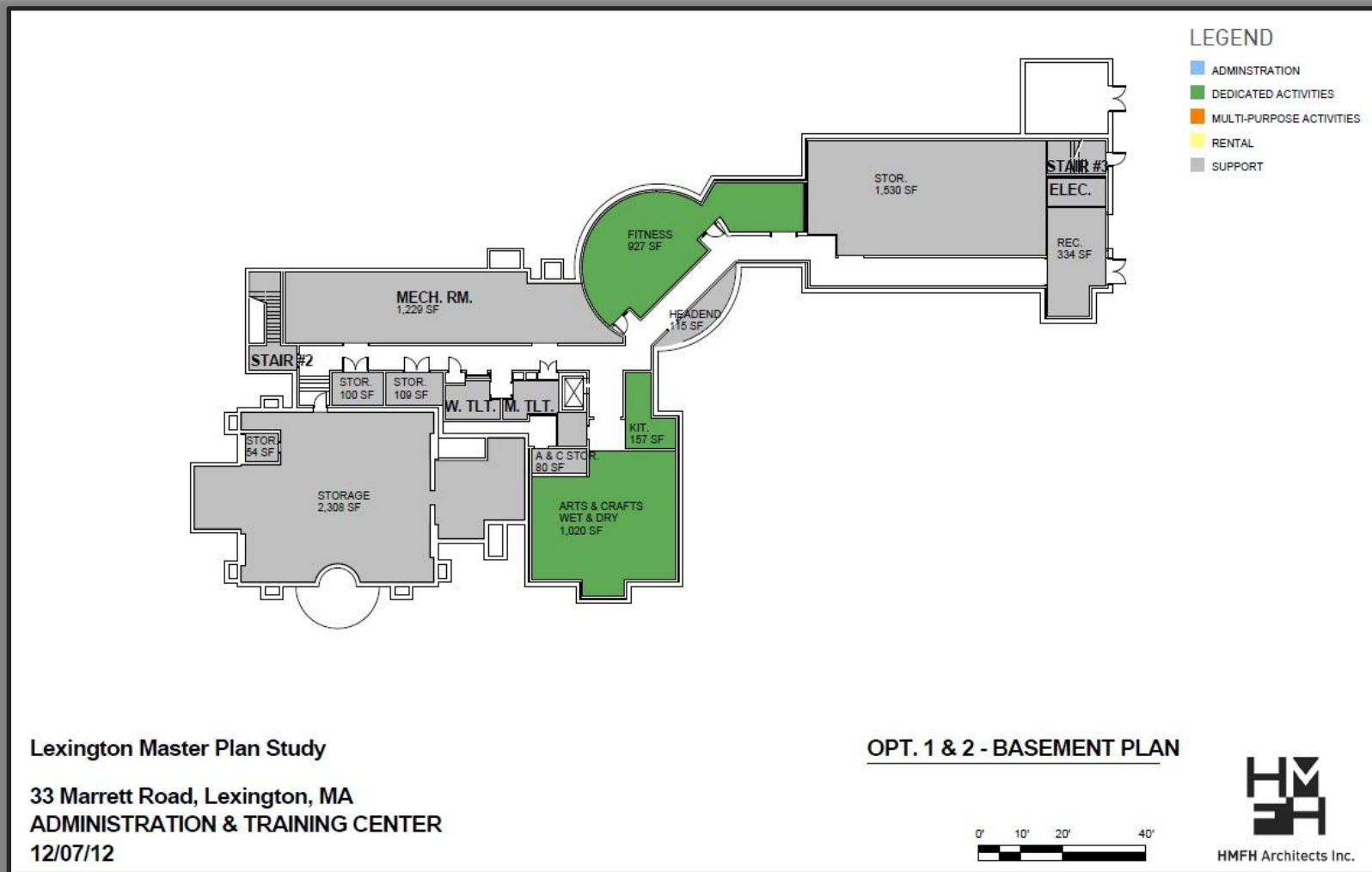
Event Center:

- Non-profit assembly and activity spaces, leases to for-profit

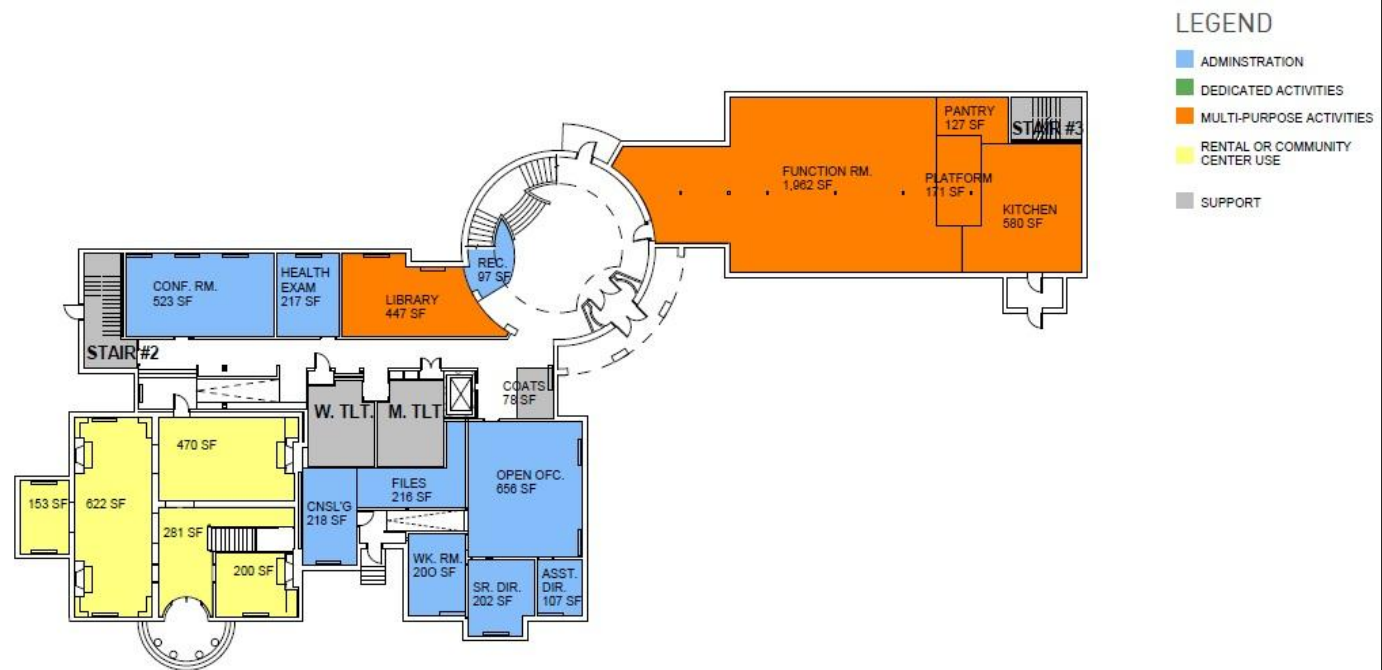
Adult Living and Care Facility:

- Minimum 48 unit; 45,000 SF facility; one-story

Community/Senior Center



Community/Senior Center



Lexington Master Plan Study

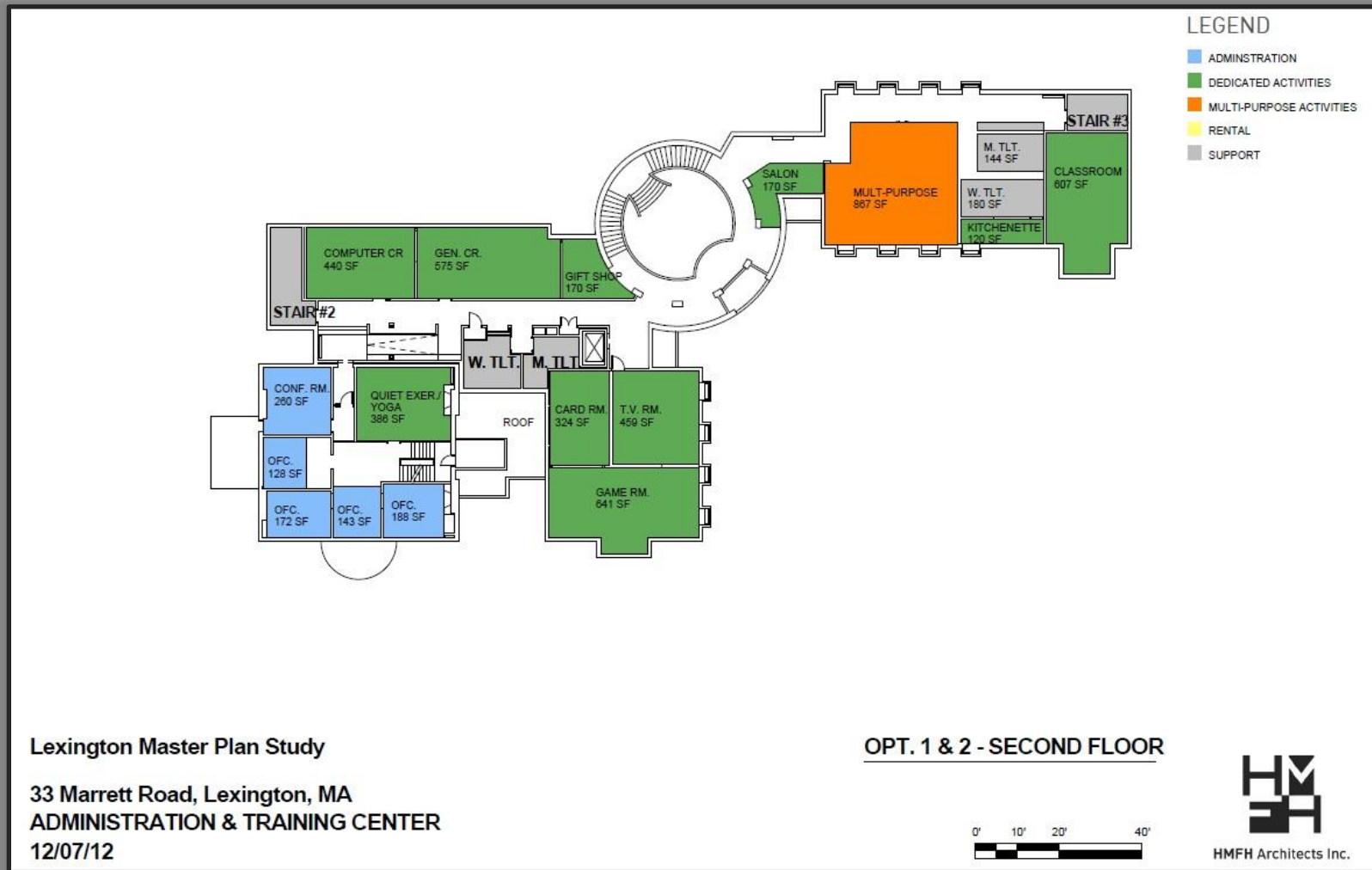
33 Marrett Road, Lexington, MA
ADMINISTRATION & TRAINING CENTER
12/07/12

OPT. 1 & 2 - FIRST FLOOR



HMFH Architects Inc.

Community/Senior Center



Program Comparison

	Proposed Lexington Senior Center Needs Study		Proposed Scottish Rite Community/ Senior Center Program
Space	2008 Study [BH+A]	2012 Study Update	2012 Program and Fit Studies
Net Square Feet	17,135	23,010	21,106
Gross Square Feet	21,400	28,744	31,504*
Parking	98 Spaces	99 Spaces	88 [Existing] Spaces
* Gym not included in program			

Zoning

Property in the RS One Family District

Sec. 135-16 Allowed Uses

- Municipal Buildings - **Allowed**

Sec. 135-64 Parking

- Assembly use - **1 space/6 seats in largest assembly area**
- Gymnasium - **1 space/6 seats**

Other

- Site Plan Special Permit required for renovations **>10,000SF**
- **Special Permit** required for common driveway
- Parking improvements require **meeting current standards**

Parking Options

Parking Requirements

- Parking required for 200-person assembly area = **34 spaces**
- Parking required for gymnasium based on assembly
@ **5,000SF = 50 spaces**

*Existing Site Parking Spaces- 88

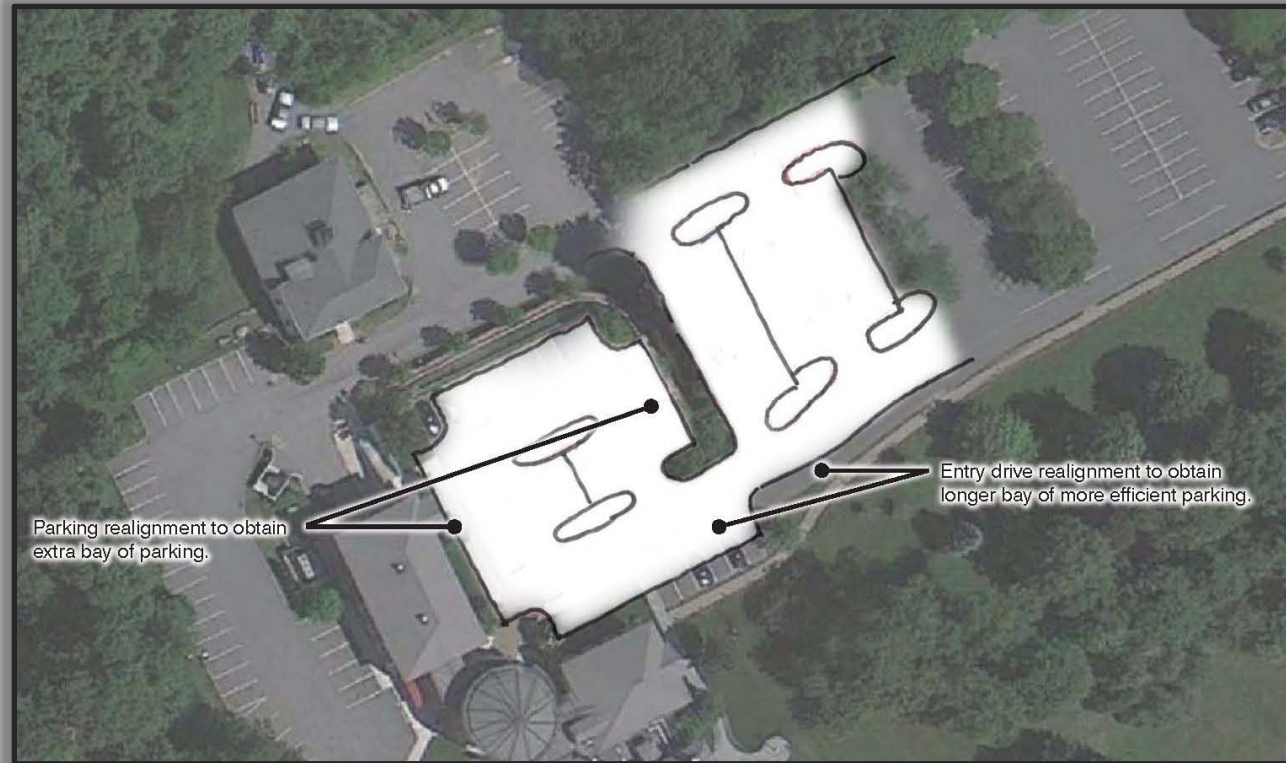
****Total parking required by zoning = 84 spaces***

Upper Parking Expansion Option

Existing - 28 Spaces

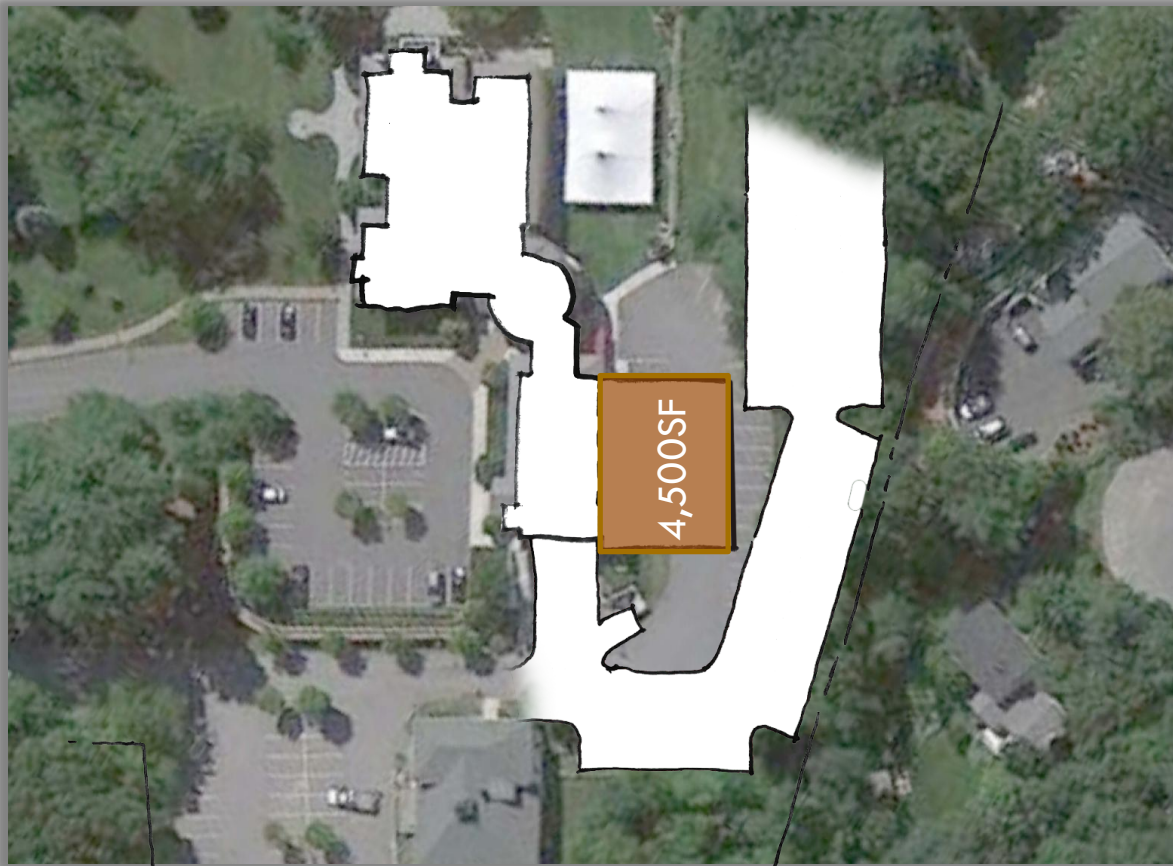
Concept - 59 Spaces

- 25 in new lot
- One new bay



Gymnasium Options

Half-Court Gym

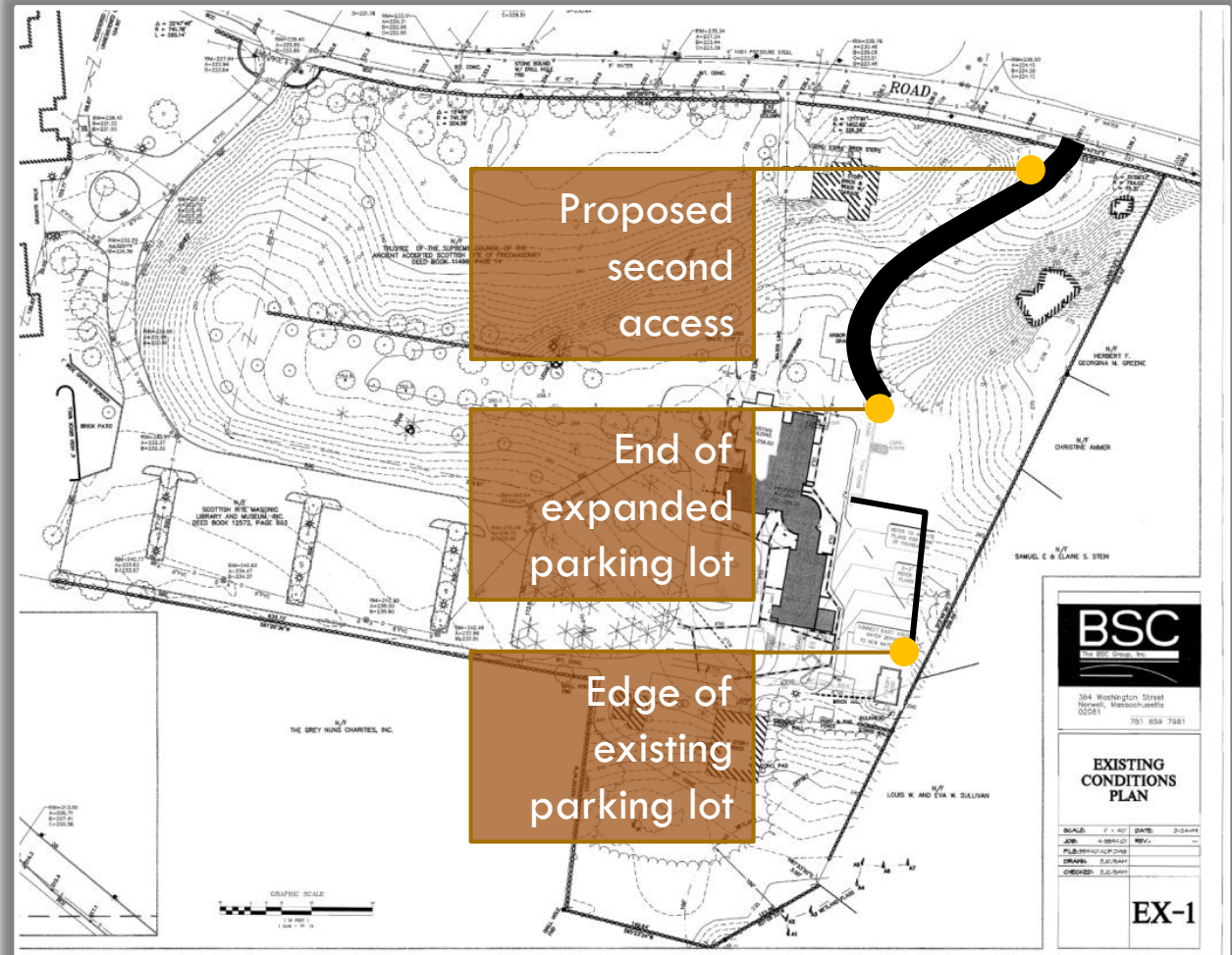


88 Parking Spaces:

- No changes in number of total parking
- Potential parking expansion

Recommended Access

- Recommended Second Access
- Minimum as Emergency Access
- 500 linear feet
- \$125,000
@\$250/lineal
foot



Costs

	Renovation of Scottish Rite Building	New Construction
Hard Costs	Renovation: \$200-220 /sf Gymnasium: \$250-300 /sf	New Center: \$350-375 /sf Gymnasium: \$250-300 /sf
Program <u>without</u> Gymnasium	\$8,632,096 - \$9,495,306	\$15,106,168 - \$16,185,180
Program <u>with</u> Gymnasium	\$10,934,372 - \$11,893,717	\$17,771,972 - \$19,041,399

Community Center Program: 31,504 sf Gross

Gymnasium Program: 5,640 sf Gross (Half court)

Costs Include: Soft Costs and Contingencies add 30% to Hard Costs

Escalation adds 7% @3.5%/year for 2 years

Other Costs

Acquisition costs

- Property's assessed value = \$5,594,000

Yearly O&M costs*

- New costs at 31,504 sf @ \$15/SF = \$472,560
- New costs with gymnasium at 37,144 sf @ \$15/SF = \$557,160

*Not including department budgets

Findings

- **Buildings** have utility but require improvements that add to total cost and affect value.
- **Property** has value as open space but has higher value for an active facility.
- **Secondary access** can be secured to allow new municipal facilities.
- **Multiple uses** of the buildings and property are possible.
- **Zoning** does not appear to be a constraint to the options.



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